

Burlington House

High Quality Offices To Let

Burlington House, Crosby - L22 0PJ

Burlington House comprises a prominent, purpose-built office building situated over, five floors. Located on the A565 in Crosby, an affluent suburb, 5 miles north of Liverpool City Centre.



12

Liverpool
Business District.
Minutes Drive

18

Liverpool
Central St.
Minutes By Train

30

John Lennon
Airport
Minutes Drive

60

Manchester
City Centre
Minutes Drive



Local Area.

Crosby is an affluent town in the Metropolitan Borough of Sefton, located approximately 5 miles north of Liverpool city centre, 12 miles south of Southport, 26 miles north of Chester and 40 miles west of Manchester. The popular coastal town has a population of approximately 28,217.

The area benefits from good road communications with the A565 Crosby Road North providing direct access to Southport, Bootle and Liverpool city centre. The A565 route joins the A5758 and in turn provides access to the M58 and M57 motorways, connecting the town to the regional (M62) and national (M6) road network.

Crosby is also well served by public transport. The town benefits from frequent bus services through Merseyside and is served by three train stations. Hall Road train station is approximately 1 mile North West of the town centre, Blundellsands and Crosby is approximately 0.8 miles south west and Waterloo is located 1.3 miles south. The subject property is located just 0.2 miles from Waterloo train station. Train services run approximately every 15 minutes to Liverpool city centre.

Burlington House



Postcode - L22 0PJ

Description.

The property comprises 64,938 sq ft of high-quality refurbished office accommodation over ground and four upper floors. The 1.62 acre site benefits from 187 car parking spaces providing an excellent ratio of 1: 347 sq ft.

The property has been refurbished externally with all windows replaced in 2018 and internally with improvements to common parts and various office suite refurbishments.

05
Office
Floors

187
Parking
Spaces

1.62
Site Size
Acres






1:347
Parking to
Sq Ft. Ratio






64,938
Site Size
Sq Ft. - G.I.A.

14,000
Avg. Floor
Sq Ft.



The floorplates are U-shaped and extend to approximately 14,000 sq ft providing excellent flexibility with suites ranging from 215 sq ft to 7,036 sq ft.

-  Suspended Ceilings
-  Strip Lighting
-  Perimeter Trunking
-  Super Fast Internet
-  Cycle Storage Racks

-  24 Hour Access
-  187 Parking Spaces
-  Four Passenger Lifts
-  Shower Facility
-  EPC C-62





Terms

Suites are available to let on new, effective, fully-repairing and insuring terms with further details available via the letting agents.

Vat

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate

Epc

The property has an Energy Performance Certificate of C-62. A full report is available upon request.

Legals

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

For further information please contact the letting agents.

CBRE

0151 224 7666

www.cbre.co.uk



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Design by Prolific Studio

Burlington House